



DIRECTIONS

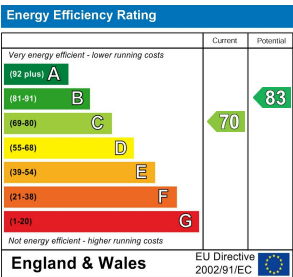
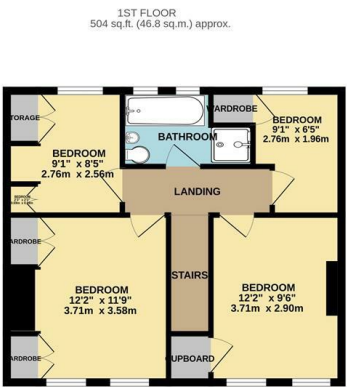
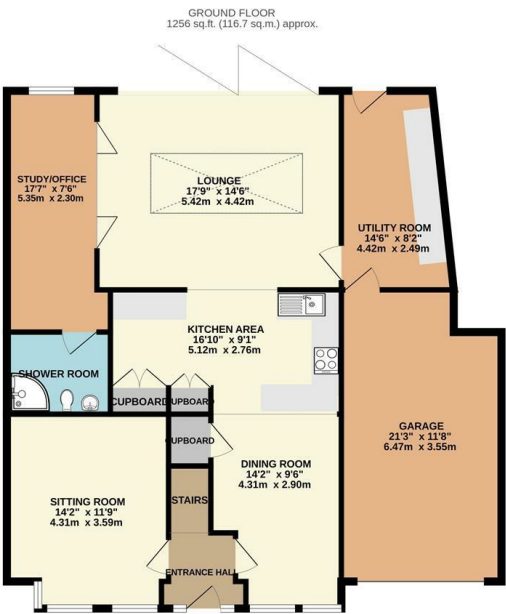
From our Chepstow office proceed to Caldicot continuing in the direction of Magor/Undy passing through the village of Rogiet. Continue to follow this main road into the village of Undy where upon entering the village Fairfield is located on the left hand side, just prior to the entrance to Tudor Court.

SERVICES

All mains services are connected, to include mains gas central heating.  
Council Tax Band F

TENURE - FREEHOLD

You are recommended to have this verified by your legal advisors at your earliest convenience.



TOTAL FLOOR AREA : 1760 sq.ft. (163.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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DISCLAIMER  
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing and none of the above appliances/services have been tested by ourselves, we therefore recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

OFFERS  
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the Vendor.

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1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts.

2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or consent.



FAIRFIELD MAIN ROAD, UNDY, CALDICOT,  
MONMOUTHSHIRE, NP26 3FL

4 2 2 C

OFFERS IN THE REGION OF £495,000

Sales: 01291 629292  
E: sales@thinkmoon.co.uk



Situated in this sought-after village location, within walking distance to beautiful countryside walks, is this immaculately presented 1930's property which has been significantly extended to provide outstanding spacious and versatile living accommodation that will no doubt appeal to a variety of markets. The well-planned layout briefly comprises to the ground floor: entrance hall, lounge, fantastic open plan kitchen/ breakfast/ dining room, family room, utility, study/potential fifth bedroom and a shower room. To the first floor you will find four bedrooms (three doubles) and a four-piece family bathroom. Fairfield further benefits an extensive private driveway and attractive garden to the front, integral larger than average single garage and a level, low-maintenance south-facing rear garden, providing an excellent space for modern day family living/ entertaining.

Being situated in Undy a range of local amenities are within a short walking distance including pubs, restaurants, local shop and primary school. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within commuting distance.



#### **INTEGRAL GARAGE**

**6.47m x 3.55m (21'2" x 11'7")**

With electric up and over door to front elevation. Providing excellent storage space. Wall mounted Worcester combination gas boiler which was replaced by the current vendors 18 months ago.

#### **GARDENS**

To the front is a shared driveway which leads to the private extensive driveway and garage, laid to attractive block paving and providing off-street parking for up to five vehicles. The front garden area is level and low maintenance mainly laid to lawn, bordered with a range of attractive plants, shrubs and hedgerow. Block paved pathway leads to the front entrance. To the rear is a southerly facing level and low maintenance garden fully enclosed by timber fencing to all sides. Mainly comprising a level artificial lawn area perfect for easy maintenance and for children to play. In one corner of the garden there is an attractive paved patio area with power, perfect for dining and entertaining.

#### **SERVICES**

All mains services are connected, to include mains gas central heating.





**PRINCIPAL BEDROOM**

**3.71m x 3.58m (12'2" x 11'8")**

Comprises a generous double bedroom affording two windows to front elevation providing lots of natural light. Useful built-in, walk-in wardrobe.

**BEDROOM 2**

**3.71m x 2.90m (12'2" x 9'6")**

Another generous double bedroom enjoying two windows to front elevation. Two sets of built-in wardrobes.

**BEDROOM 3**

**2.76m x 2.56m (9'0" x 8'4")**

A double bedroom with a window to rear elevation. Built-in wardrobe.

**BEDROOM 4**

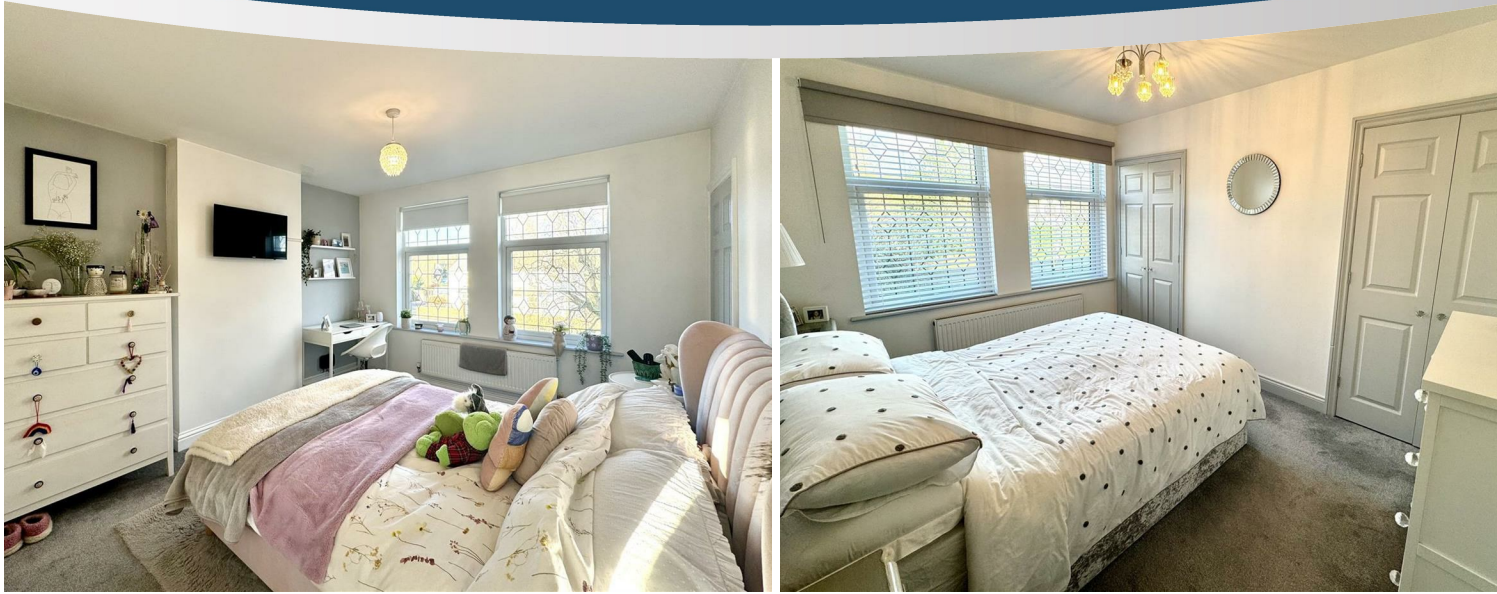
**2.76m x 1.96m (9'0" x 6'5")**

Currently used as a dressing room but would also make an ideal single bedroom. Window to rear elevation.

**FAMILY BATHROOM**

Updated by the current vendors within the last three years and comprises a modern neutral suite to include panelled bath with handheld shower attachment and tile surround, double width walk-in shower cubicle with overhead shower and separate handheld shower attachment and feature tile surround, bowl shape wash hand basin with mixer tap and low level WC. Two frosted windows to rear elevation.

**OUTSIDE**



**GROUND FLOOR**

**ENTRANCE HALL**

Door to front elevation leads into a welcoming entrance hall with solid wood flooring. Two frosted windows to the front elevation. Stairs to first floor.

**LOUNGE**

**4.31m x 3.59m (14'1" x 11'9")**

Comprising a well-proportioned reception room enjoying a bay window to front elevation, overlooking the garden. Feature inset shelving to either side of fireplace.

**OPEN PLAN KITCHEN/BREAKFAST/DINING/FAMILY ROOM**

Comprising a fantastic and sizable open plan space, ideal for entertaining and everyday living.





#### DINING AREA

**4.31m x 2.90m (14'1" x 9'6")**

Enjoys a feature bay window to front elevation, overlooking the garden. Offering plenty of space for a large dining table. Solid oak flooring.

#### KITCHEN/BREAKFAST AREA

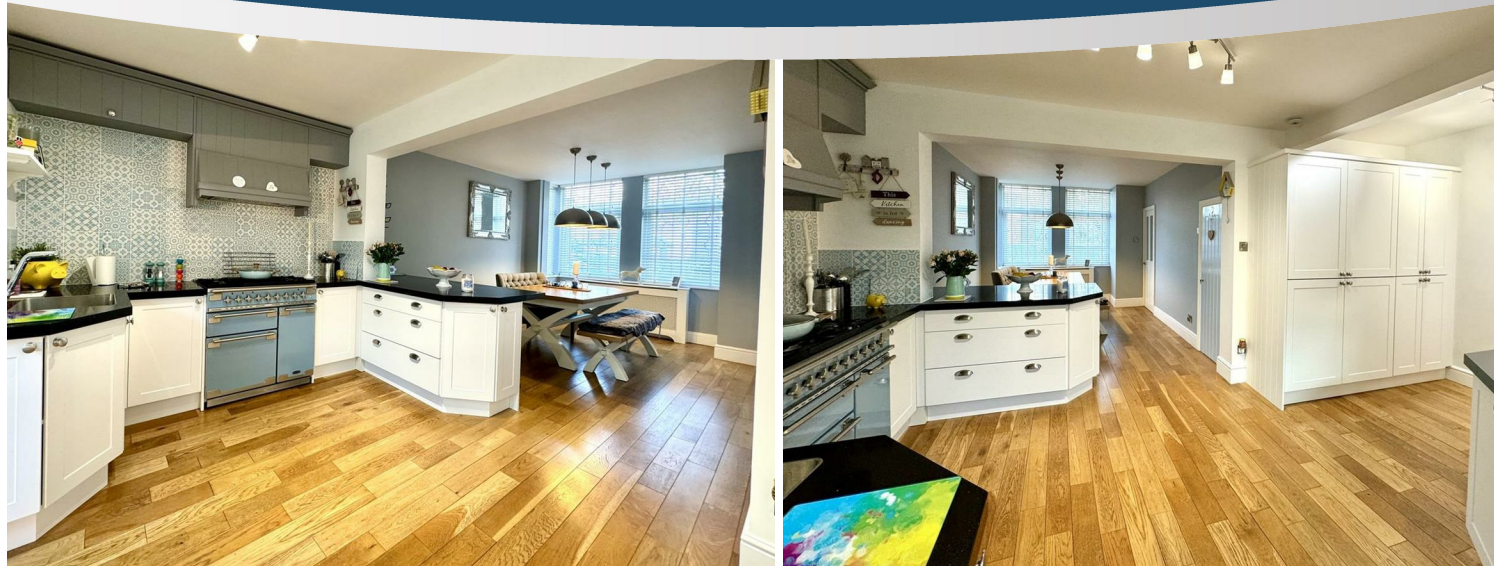
**5.12m x 2.76m (16'9" x 9'0")**

Kitchen has been replaced by the current vendors circa 18 months ago and now comprising an extensive range of fitted wall and base units with ample work surfacing over and tiled splashbacks. Inset stainless steel sink unit. Feature freestanding Range Cooker with five ring gas hob and electric oven/grill below complete with overhead extractor fan and lighting. Range of integrated appliances to include full size dishwasher and two fridge/freezers. Affording a useful breakfast bar area. Built-in pantry. Solid oak flooring.

#### FAMILY ROOM

**5.42m x 4.42m (17'9" x 14'6")**

A very well-proportioned further reception space offering versatile use and currently utilised as a second sitting room. Bi-fold doors to rear elevation enjoying views over the gardens. Fantastic feature roof lantern flooding in natural light. Solid oak flooring.



#### STUDY

**5.35m x 2.30m (17'6" x 7'6")**

Providing an ideal space for the everyday home worker. Offering versatile use as a potential single guest bedroom. Window to rear elevation overlooking the garden. Solid oak flooring. Door to :-

#### SHOWER ROOM

Comprising a modern contemporary suite to include large corner walk-in shower cubicle with feature tiled surround and mains fed water fall shower head and separate handheld attachment, low level WC and wash hand basin inset to vanity unit with tiled splashbacks. Heated towel rail. Wood effect laminate flooring.

#### UTILITY ROOM

**4.42m x 2.49m (14'6" x 8'2")**

A sizeable area comprising fitted wall and base units with ample work tops over. Tiled flooring. Space and plumbing for washing machine. Door to rear elevation and door to integral garage.

#### FIRST FLOOR STAIRS AND LANDING

Loft access point. Doors to all first-floor rooms.

